



15 Limefield, Oakham

In Excess of £500,000

 **NEWTON FALLOWELL**

15 Limefield

Oakham

Positioned on a substantial corner-plot within a highly sought-after cul-de-sac setting in Oakham, this individual and deceptively spacious detached home offers exceptionally versatile accommodation, ideally suited to modern family living and multi-generational arrangements.

The ground floor provides a well-balanced layout, including a generous kitchen / breakfast room which forms the natural heart of the home. Designed with everyday functionality in mind, this space comfortably accommodates dining and informal seating, while enjoying direct access to the garden, creating a sociable environment for both family life and entertaining. A series of additional reception rooms, including a living room, dining room and separate family room, offer excellent flexibility, allowing clear distinction between relaxing, entertaining and working areas. The configuration of the ground floor is particularly well-suited to those seeking adaptable living, with ancillary spaces such as a boot room, utility and cloakroom enhancing practicality, and offering scope for further reconfiguration should individual requirements evolve.

To the first floor, a generous landing leads to a range of well-proportioned bedrooms, all benefiting from good natural light and versatile proportions. The principal bedroom is spacious and complemented by an en-suite, while additional bedrooms are served by further bath and shower room facilities, including an en-suite to Bedroom Two. The number and layout of rooms lends itself equally well to growing families, guest accommodation, or the creation of dedicated home working or hobby spaces.

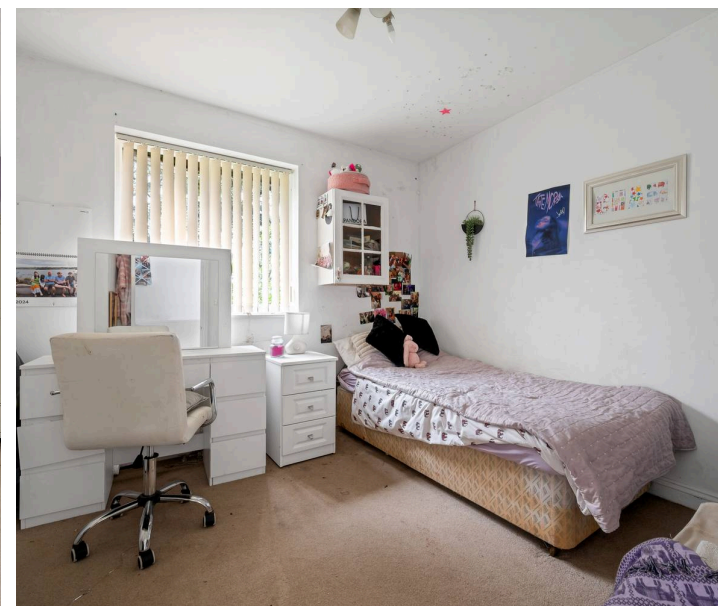


Externally, the property continues to impress, with a wrap-around garden providing a high degree of privacy and ample space for outdoor dining, recreation and family use. To the front, a substantial driveway offers off-road parking for multiple vehicles, further enhancing the practicality of the home. Overall, the property presents a rare opportunity to acquire a distinctive home with a highly adaptable layout, offering both immediate comfort and clear potential for light modernisation and personalisation to suit individual tastes and lifestyles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





Kitchen / Breakfast Room

16' 4" x 16' 1" (4.98m x 4.90m)

Boot Room

10' 2" x 6' 8" (3.11m x 2.03m)

Ground Floor WC

6' 3" x 4' 3" (1.91m x 1.29m)

Utility Room

6' 3" x 5' 9" (1.91m x 1.74m)

Family Room

10' 4" x 10' 0" (3.15m x 3.04m)

Dining Room

10' 4" x 8' 10" (3.15m x 2.68m)

Living Room

18' 1" x 10' 10" (5.51m x 3.31m)

Bedroom One

16' 4" x 16' 1" (4.99m x 4.90m)

En-Suite to Master

8' 3" x 5' 6" (2.51m x 1.67m)

Bedroom Two

11' 5" x 10' 0" (3.47m x 3.04m)

En-Suite Shower Room

6' 1" x 2' 11" (1.85m x 0.90m)

Bedroom Three

11' 2" x 10' 0" (3.41m x 3.04m)

Bedroom Four

10' 11" x 9' 1" (3.32m x 2.76m)

Bedroom Five

10' 0" x 7' 0" (3.04m x 2.14m)

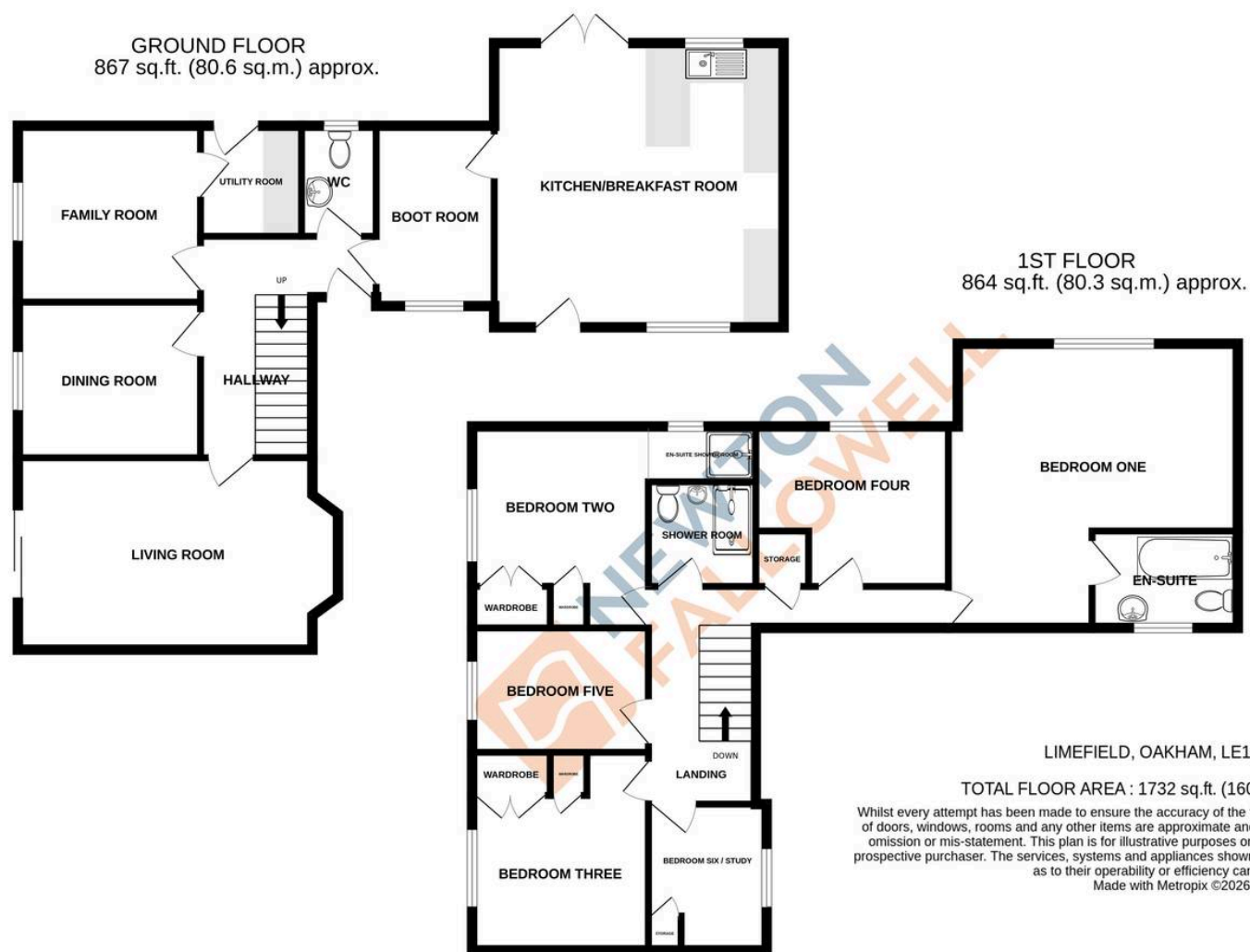
Bedroom Six

8' 3" x 6' 8" (2.52m x 2.04m)

Shower Room

6' 1" x 5' 11" (1.85m x 1.80m)





Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

ANTI-MONEY LAUNDERING REGULATIONS: Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

ANTI-MONEY LAUNDERING REGULATIONS: Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.